



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday, April 21, 2010

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@FrederickCountyMD.gov

UPCOMING MEETINGS

Board of Appeals

Thursday, April 22, 2010 @ 7:00 PM

FcPc Meetings

Wednesday, May 12, 2010 @ 9:30 AM

Wednesday, May 19, 2010 @ 9:30 AM

*Contact The Division of Permitting and
Development Review (DPDR) at 301-600-1134
for preliminary/final plats, and site plan items*

- or -

*The Division of Planning at 301-600-1138 for
re-zonings, Ag-preservation, workshops, and
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
9:30 A.M.		
1. <u>PLANNING COMMISSION COMMENT</u>		INFORMATIONAL
2. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
3. <u>CONSENT AGENDA</u>		APPROVAL
a. <u>APFO Letter of Understanding (LOU) for Wedgewood West MXD (formerly Younkings)</u> - Requesting approval of signed LOU for a mixed-use development of 300,060 \pm sq. ft. of warehousing and auxiliary office use; 300,060 \pm sq. ft. of manufacturing and auxiliary office use; and 76,070 \pm sq. ft. of retail use. Situated on 52.98 acres and located at the western quadrant of English Muffin Way (Extended) and New Design Road. APFO for this project approved at the May 14, 2008 FcPc Meeting. File S-1147, A/P #6425, Stephen O'Philips		
4. <u>ZONING TEXT AMENDMENT</u>		RECOMMENDATION
a. <u>ZT-10-01 Euclidean Institutional/Euclidean Open Space Recreation Text Amendment</u> - A public hearing will be held regarding proposed amendments to the zoning ordinance intended to permit private school in conjunction with a place of worship, add cross references and specificity regarding design requirements, and provide clarification regarding permitted uses, subdivision, and processing within the Euclidean Institutional zoning district, as well as deleting provisions related to the Euclidean Open Space Recreation zoning district (Eric Soter and Shawna Lemonds)		
5. <u>SITE PLAN</u>		DECISION
a. <u>Braddock Heights Volunteer Fire Department</u> - Requesting Site Plan approval for 4,606 square foot 2 story addition onto an existing 7,457 square foot building on a 1.73-acre site. Located along Jefferson Boulevard, south of Maryland Avenue / Old Swimming Pool Road. Zoned: Village Center (VC), Middletown Planning Region. Tax Map 66 / Parcel 70. File SP85-34, AP's #10316 (SP), #10318 (APFO) & #10317 (FRO), Tolson DeSa		

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- b. [Hyatt Park Lot 2b: Mid Atlantic Sports, LLC](#) - Requesting Site Plan approval for 33,000 square foot addition onto an existing 28,000 square foot building as well as the relocation of a 9,500 square foot fabric tension structure on a 9.77-acre site. Located at the end of Tyler Court, off of Urbana Pike MD 355. Zoned: Limited Industrial (LI), Urbana Planning Region. Tax Map 106 / Parcel 90. File SP99-41, AP's #10447 (SP), #10542 (APFO) & #10448 (FRO), Tolson DeSa

6. PLANNING COMMISSION TEXT AMENDMENT REQUEST

DISCUSSION

- a. [Scenic Reserve Overlay Zone](#) – Planning Commissioner White has brought forward a request for the Board of County Commissioners to initiate a text amendment to create a Scenic Reserve Overlay Floating Zone.